

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, ^{March}February 1, 2001
7:00 p.m. - Council Chambers, City Hall


AGENDA

- I Roll Call
- II Public Hearing
 - None
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes
 - Planning Commission Meeting (2/1/01)
- V Unfinished Business
 - None
- VI New Business
 - 1. Hollander Development - Site Plan Review
 - 2.
- VII Other Communications
- VIII Work/Study Session
- IX. Adjournment

cc: Planning Commission Members
Kristie Harless
City Council
Ken Oleniczak, Interim City Manager
Jon Rose, Community Development
County Planning Department
Jack Dinsen, Manistee Township Zoning Board
Don Alfred, Charter Township of Filer Planning Commission
Frederick Richter, Beautification Committee
Manistee News Advocate
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardslee, Assessor
Mark Niesen, Building Inspector

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development

DATE: February 23, 2001

RE: March 1, 2001 Meeting

The March Meeting of the Planning Commission will be held on Thursday, March 1, 2001. Agenda items include:

1. Reitz Park Apartments, Hollander Development - Site Plan Review. Hollander Development Corporation has submitted a request for Site Plan Review to construct a 48 unit apartment development on Parcel #51-51-713-175-02 (Main Street and Park Avenue). This development would consist of four buildings with 12 units in each building. The buildings would be two stories in height and an office would be located in building #1. A site plan review of the project shows that the requirements of the zoning ordinance have been met. A copy of the Site Plan is enclosed for your review.

We were given assignments from LSL at the February and March Worksessions. Enclosed are copies of the handouts. Please bring them to the meeting and if time allows we will work on them together. City Council, DDA and the Harbor Commission have been invited to the March Worksession. Members from the Parks Commission and ZBA who attended the February Worksession have been invited also.

If you are unable to attend the meeting please call Denise at 723-2558. See you there!

cc: City Council

SITE PLAN REVIEW

NAME: Hollander Development
1822 W. Milham, Suite 1-C
Portage, MI 49024

PROPOSED USE: Apartment Dev.
ZONING DISTRICT: R-5

PARCEL CODE: 51-51-713-175-02

USE IS: ☒ Permitted
☐ Special
☐ Not Permitted


BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	5,000 sq. ft.	>5,000 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	60 ft.	316.49 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 ft	30 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	10 ft.	>10 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	corner lot (no rear yard)		<input type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a		<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	24 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:	96 spaces	101 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	800 sq. ft.	>800 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SPECIAL DISTRICTS

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY: 
Jon R. Rose/Community Development

DATE: February 19, 2001

Receipt # 0620

Application for Site Plan Review & Land Use Permit

Location of Project: SEE ATTACHED SURVEY

Parcel Code #: 51-51-713-175-02

Name & Address of Applicant: HOLLANDER DEVELOPMENT CORPORATION
1872 W. MILHAM, SUITE 1-C
PORTAGE, MI 49024

Phone Numbers: Work 616-388-4677 Home _____
(JOE HOLLANDER OR SHARON LEVY)

Name & Address of Owner if different: WILLIAM/CONNIE SLADE
391 W. PINEY RD., PARADALE MI

Phone Numbers: Work _____ Home 231-398-0502

Brief description of work to be done: CONSTRUCT 48-UNIT APARTMENT
DEVELOPMENT AND APPURTENANT FACILITIES IN FOUR
BUILDINGS, TWO STORIES IN HEIGHT, CONTAINING TWELVE UNITS EACH.

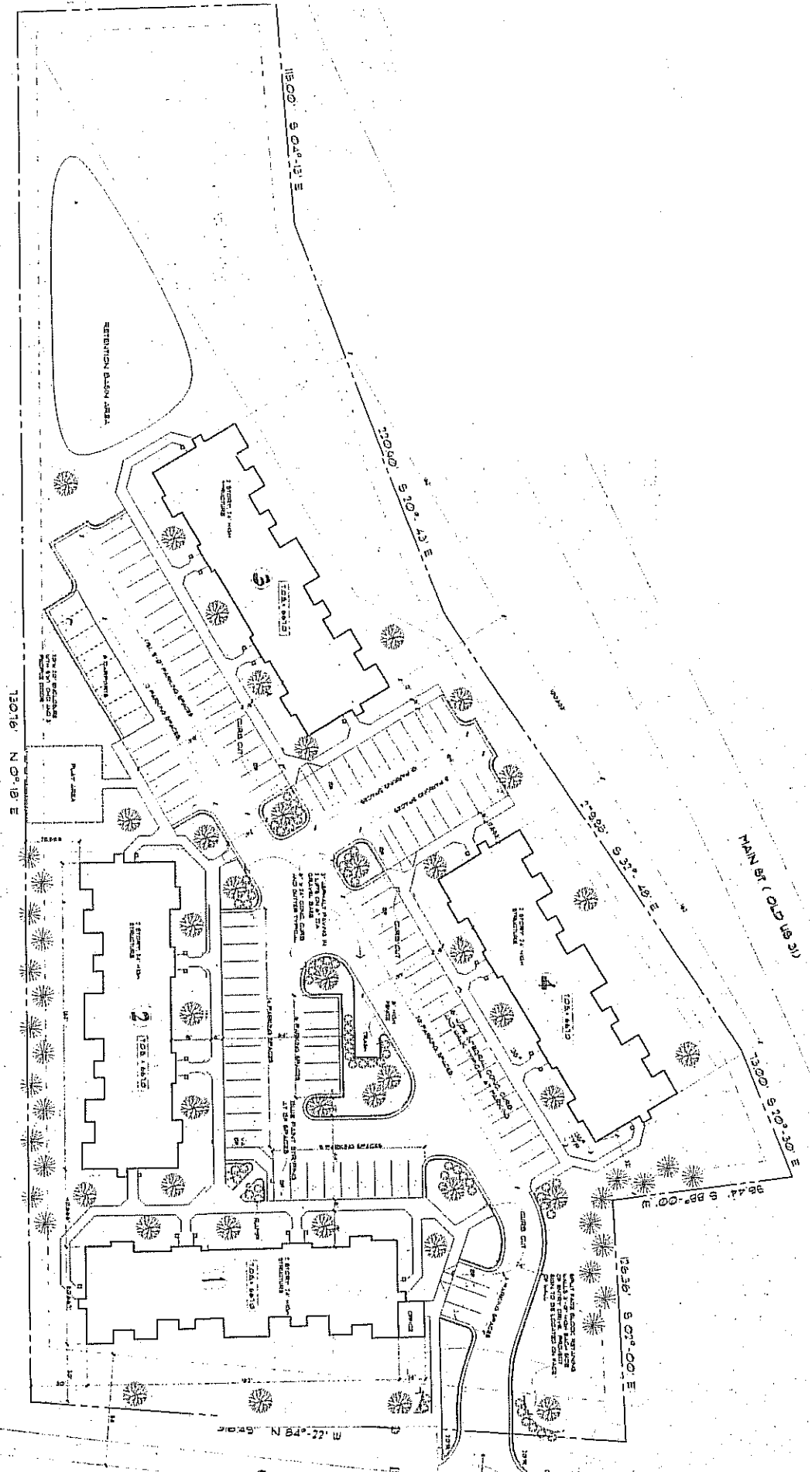
Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

Once completed the form should be returned to: Jon Rose
Community Development Officer
City of Manistee
P.O. Box 358, 70 Maple Street
Manistee, MI 49660

For Questions call Jon Rose, (231) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$250.00)



February 22, 2001

Mr. Joseph H. Hollander
Hollander Development Corporation
834 King Highway
Suite 104
Kalamazoo, MI 49001

Dear Mr. Hollander,

We want to assure you that you have our total support in your efforts to construct a 49 unit residential complex in the city of Manistee. Your proposed purchase of our 4.19 acre parcel on Park Street, overlooking Manistee Lake and Reitz Park, will provide an ideal location for your project.

As you know, we have had an approval from the city for a mobile home park with 23 sites, each only 40 feet wide. As with any mobile home park, not all of the homes would be new, it is reasonable to assume that some of these structures would not be particularly pleasing to the eye.

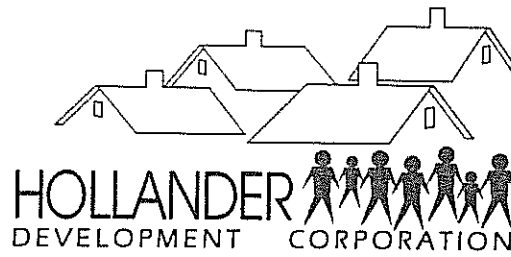
We strongly feel that the type of project proposed by Hollander Development, based on your previous successful record, would be a definite asset to the surrounding community. A brand new, aesthetically pleasing, well planned residential complex can only be a major improvement to this vacant and somewhat blighted site.

Together with the proposed improvements to Reitz Park, this entire neighborhood will receive not only a much needed facelift, but also will address the housing shortage in Manistee. The difference between 49 units and the 23 mobile home sites is substantial.

We wish you success in this endeavor, and offer our continued support.

Sincerely,


William and Connie Slade



REITZ PARK
3/1/01

UNIT MIX

UNIT TYPE	NO. OF UNITS	BLDG TYPE	BED RMS	BATH RMS	UNIT SQ FT	NET SQ FT
B	32	APT.	2	1	1176	37,632
C	16	APT.	3	2	1288	20,608
OFFICE					600	600
TOTAL	48					58,840

UTILITY ESTIMATES

	2 BR	3 BR
HEAT	35	40
HOT WATER	0	0
CENTRAL AIR	0	0
ELECTRIC	15	20
TOTAL	50	60

RENTAL INCOME

UNIT TYPE	NO. OF UNITS	CONTRACT RENTS	UTILITY ALLOW	TOTAL HOUSING COST	MONTHLY RENTAL INCOME	YEARLY RENTAL INCOME
B-30%	4	\$230	\$50	\$280	\$920	\$11,040
B-HOME	2	\$374	\$50	\$424	\$748	\$8,976
B-57%	26	\$483	\$50	\$533	\$12,557	\$150,680
C-30%	1	\$263	\$60	\$323	\$263	\$3,156
C-HOME	3	\$491	\$60	\$551	\$1,473	\$17,676
C-57%	12	\$555	\$60	\$615	\$6,656	\$79,870
TOTAL	48				\$22,617	\$271,398

NON-RENTAL INCOME

CARPORTS (12@ \$15)	\$2,160
LAUNDRY	\$4,742
INTEREST	\$1,151

TOTAL	\$8,053
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INCOME LIMITS FOR MANISTEE COUNTY (3-9-00)

HH SIZE	30% MEDIAN	50% MEDIAN	60% MEDIAN
1 PERSON	\$8,730	\$14,550	\$17,460
2 PERSONS	\$9,960	\$16,600	\$19,920
3 PERSONS	\$11,220	\$18,700	\$22,440
4 PERSONS	\$12,450	\$20,750	\$24,900
5 PERSONS	\$13,440	\$22,400	\$26,880

MAXIMUM TAX CREDIT RENTS

UNIT TYPE	30% MEDIAN	FAIR MKT. RENTS	60% MEDIAN
2 BR	\$280	\$424	\$561
3 BR	\$323	\$551	\$647